

Sumter City-County Planning Commission

July 25, 2012

MSP-12-30/HCPD-12-26, 185 W. Wesmark Blvd. – Anytime Fitness (City)

I. THE REQUEST

Applicant: Crys Peyton

Status of the Applicant: Property Purchaser/Project Developer

Request: Major site plan approval for construction of a 12,600 sq. ft. multi-tenant commercial structure. Plans include paved parking, landscaping and stormwater management.

Location: 185 W. Wesmark Blvd.

Size of Property: +/- 3.25 acres

Present Use: Undeveloped

Zoning: Professional Office (PO) being rezoned to Limited Commercial (LC) – RZ-12-04

Proposed Use: 6000 sq. ft. Anytime Fitness Facility with six (6) additional 1075 sq. ft. undesignated tenant spaces

Tax Map Reference: 203-00-06-010 (Part)

II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to construct a 12,600 sq. ft. multi-tenant commercial building with associated parking and landscaping in the approximate area indicated in the graphic to the right.

The +/-3.25 acre tract is regularly shaped with approximately 252 ft. of frontage along W. Wesmark Blvd. The site was originally part of a larger tract of land that has been subdivided to accommodate the Bank of Clarendon to the west and an undesignated 1.16 acre tract to the immediate east. Because of SCDOT 2008 ARMS Manual Standards and access policies, the



access plan for Bank of Clarendon, the site under review and the remaining 1.16 acre undesignated tract have a shared access scenario that is discussed later in this report.



Land Use & Zoning Compatibility:

As shown in the 2030 Land Use Plan map to the left, the property is influenced by the Suburban Development (SD) land use areas. Currently the property is zoned Professional Office (PO), however; it is going through the rezoning process (RZ-12-04) to rezone the parcel to Limited Commercial (LC). As of publication of this report, the rezoning request had First Reading-Public Hearing on July 17, 2012 but action was deferred until City Council's

meeting on August 7, 2012. It is scheduled to receive Final Reading approval at the August 21, 2012, City Council Meeting.

The intent of the Limited Commercial (LC) zoning district is to accommodate commercial development along major streets, while promoting land use compatibility by limiting the type and conditions of development.

The Suburban Development Area encompasses a large area surrounding the historic core of Sumter. The area is characterized by the influences of modern suburban development. The primary objective of the SD designation is to scrutinize and manage existing development patterns while fostering mixed use development where form and design are a focus, all in a more efficient manner. Infill and redevelopment in areas already suited with roads and infrastructure are strongly encouraged.

The following table details the adjacent properties zoning and land use designations, as well as their compatibility to the proposed project.

	Zoning & Overlays	2030 Land Use Designation	Type of Uses	Compatible w/ proposed use
North	R-15	SD	Single-family residential	Yes
South	PO, GC & HCPD	SD	W. Wesmark Blvd. & Bank	Yes
East	LC, PD & HCPD	SD	Dance/Gymnastics Studio	Yes
West	PO & HCPD	SD	Bank	Yes

*GC = General Commercial, LC = Limited Commercial, PO = Professional Office; R-15 = Residential-15; PD = Planned Development; HCPD = Highway Corridor Protection District; SD = Suburban Development

Based on the goals, policies and objectives set forth in the 2030 Land Use Plan and zoning designation, with implementation of the proposed site design and access plan, this use is compatible with the plan.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted the following plans:

Civil plans titled, "Peyton Property #1 Sumter, SC 29150," Sheet C1 through C6, dated 7/12/12; prepared by Jones and VanPatten, LLC Civil Engineers and Shaffer Design Group.

Building elevations and landscape plan titled, "Peyton Property #1 Wesmark Blvd Sumter SC," dated June 2012; prepared by Shaffer Design Group.

Submitted plans include the following sheets:

- Survey (C1)
- Site Plan (C2)
- Utility Plan (C3)
- Grading and Paving Plan (C4)
- Details (C5 – C6)
- Landscape Plan
- Exterior Elevations – Front Elevation & Detail of Elevation
- Exterior color rendering

The following sheets have been attached to this report: C2.

Setbacks & Bufferyards:

- W. Wesmark Blvd. – 45' with 10' minimum landscape buffer at street front
- Sides – 0'
- Rear - 35' with 10' minimum landscape buffer

Maximum Building Height: 35'

Maximum Impervious Surface Ratio for the LC zoning district is 80%

Based on review of the submitted civil plans, the site appears to meet overall development standards as required by the Zoning & Development Standards Ordinance.

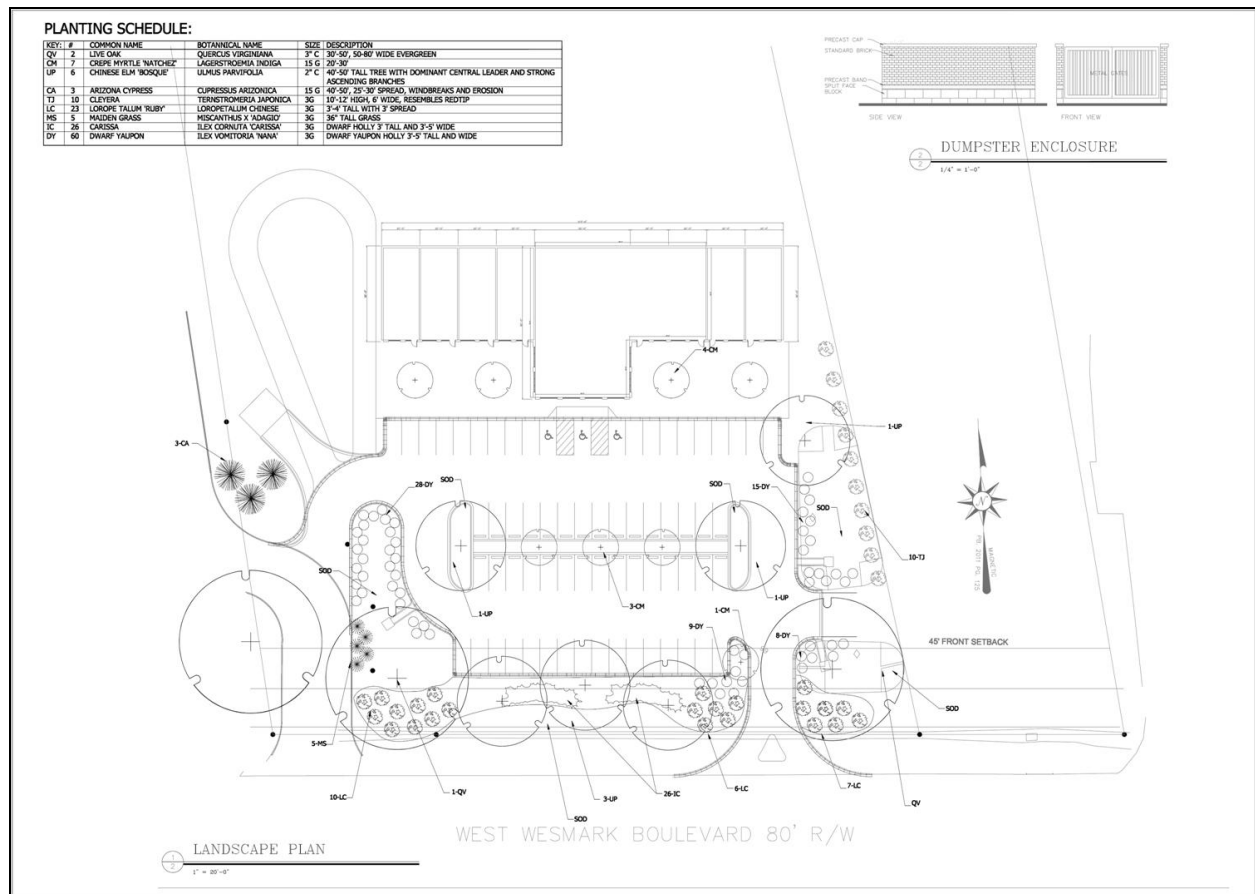
Landscaping & Tree Protection Plan:

There are no trees or existing landscaping currently on site. The applicant has submitted a landscape plan that addresses landscaping for the new parking area as well as street front buffering.

The overall plan calls for the following:

- Live Oak – 3" caliper – Qty. 2
- Natchez Crepe Myrtle – 15 gal. – Qt. 7
- Bosque Chinese Elm – 2" caliper – 6
- Arizona Cypress – 15 gal. – Qty. 3

- Clevera – 3 gal. – Qty. 10
- Ruby Loropetalum – 3 gal. – Qty. 23
- Maiden Grass – 3 gal. – Qty. 5
- Carissa – 3 gal. – Qty. 26.
- Dwarf Yaupon – 3 gal. – Qty. 60
- Sod

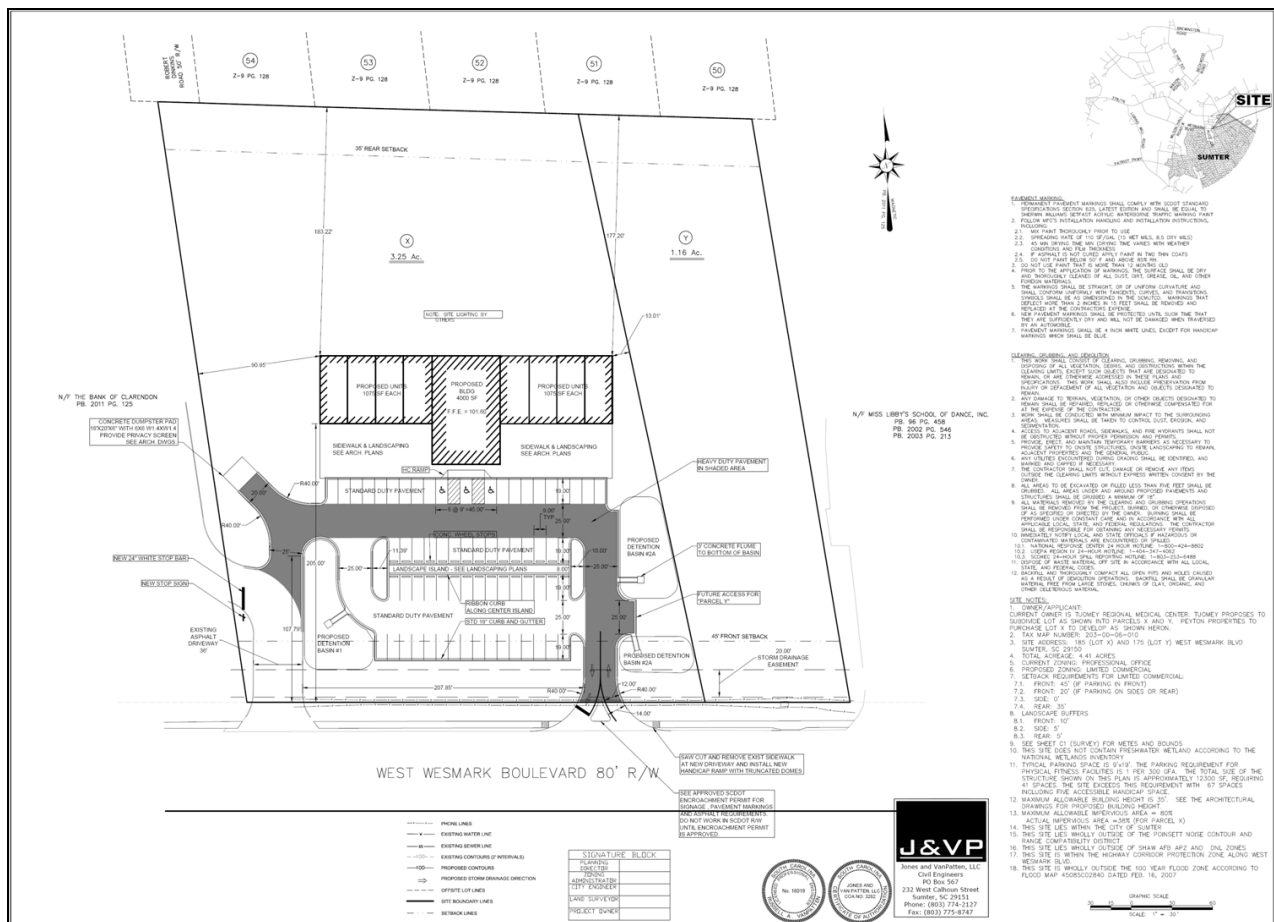


Overall, the submitted landscape plan complies with the Ordinance intent, however; due to the proposed dumpster location, Staff recommends additional plantings to screen/mitigate the appearance of the enclosure. Additionally, no notation on the plan indicates whether an irrigation system is planned or proposed. The provision of an irrigation system is a requirement as per Article 8, Section D.

Parking Plan:

The submitted plans make accommodation for 67 parking spaces. The overall 12,600 sq. ft. structure is proposed to house a 6000 sq. ft. physical fitness facility with six (6) undesignated 1075 sq. ft. in-line tenant spaces. As per the requirements found in Article 8, Exhibit 23, the parking requirement for physical fitness facilities are 1 space for every 300 sq. ft. of gross floor area. Based on a 6000 sq. ft. fitness facility, the development would be required to have 20 parking spaces dedicated to the fitness facility with the remaining 47 spaces to be dedicated to future tenants. The number of proposed spaces should be sufficient to accommodate a broad range of potential uses with the understanding that additional parking may need to be added in future to accommodate more parking intensive uses such as a restaurant or doctors office.

W. Wesmark Blvd. is currently operating at a Level of Service ‘F’, however; prior development on the parent parcel that this 3.25 acres is to be subdivided from necessitated an access plan for the entire tract which includes the 185 W. Wesmark Property. Based upon previous site plan approvals and input from SCDOT, access to the property as shown in the graphic below with inter-parcel access is required. As depicted, there is a shared full access drive with the Bank of Clarendon Parcel to the west and the Right-in/Right-out drive on the eastern side of the tract will be shared access for the parcel to the east. The proposed plan shown below is consistent with SCDOT and previously established development conditions for this tract.



Stormwater plans are currently under review with the City of Sumter Stormwater Utility. As proposed, a vegetated swale that wraps around the rear of the structure and a series of three dry ponds located adjacent to the street front are proposed for stormwater management. The proposed dry ponds are to be planted with centipede sod and a vegetated strip in the center of the parking lot is also proposed. The graphic on the following page shows the stormwater management areas.

- a. *If a new commercial building is proposed, not more than sixty percent (60%) of the facade facing a street may be glass or reflective materials;*

The proposed structure does not exceed the 60% threshold.

- b. *Significant exterior renovations to a building, such as a change of material types, structural design, or additions require review;*

This is new construction.

- c. *A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Building sides clearly visible from street or public view shall be constructed of above mentioned materials or heavily mitigated with landscaping and shown on the required landscaping plan as part of their application. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*



This is proposed new construction. As shown in the elevations and renderings, the structure is to be constructed of a blend of split-face concrete block, brick and stucco with a roof form similar to that of many of the commercial structures to the south and east of this site. Overall, proposed plans are compatible with existing development and the purpose and intent of the Highway Corridor.

- d. *Signs including billboards shall be fully illustrated through photographs or graphic designs showing the relationship of off-premise and on-premise signs to the specific site and the surrounding locations within 1,000 feet. The signage plan shall consist of all freestanding and building signage. (Shall meet development standards for the underlying zoning district.);*

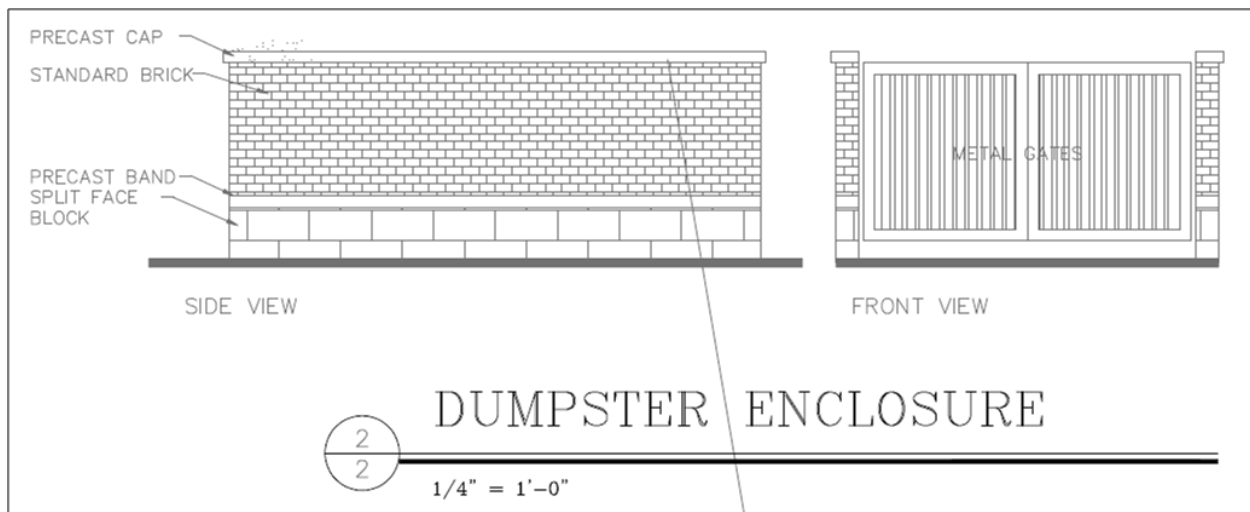
No freestanding signage has been proposed for this project. All building signage must receive separate permits and meet the size standards for the Limited Commercial (LC) district. Any future freestanding signage must be reviewed under separate HCPD application and must meet Limited Commercial (LC) development standards.

- e. *The landscaping plan shall include parking lot, building perimeters, detention ponds, and bufferyards where required.*

A landscape plan has been submitted that addresses canopy trees, understory trees, evergreen shrubbery and stormwater management areas.

- f. *All proposed fences and / or walls proposed for the front and / or side yards shall be reviewed as part of the Highway Corridor Design Approval Request.*

The only fencing/screening wall proposed for this project is the dumpster enclosure as shown in the graphic below. The enclosure will be constructed of split face block and brick with pre-cast concrete top and metal gates.



V. TECHNICAL REVIEW MEETING – JULY 10, 2012

There are no outstanding issues from Technical Review.

VI. STAFF RECOMMENDATION

Staff recommends approval for MSP-12-30 and HCPD-12-26 contingent upon the following:

- Final Reading Approval for RZ-12-04, 185 W. Wesmark Blvd. (City).

- Revision of the landscape plan to add additional landscape screening around the dumpster enclosure;
- Approval of the stormwater management plan.

VII. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-12-30/HCPD-12-26, 185 W. Wesmark Blvd. (City) subject to the submitted Civil plans titled, “Peyton Property #1 Sumter, SC 29150,” Sheet C1 through C6, dated 7/12/12; prepared by Jones and VanPatten, LLC Civil Engineers and Shaffer Design Group. And the building elevations landscape plan titled, “Peyton Property #1 Wesmark Blvd Sumter SC,” dated June 2012; prepared by Shaffer Design Group; and staff recommended contingencies.

VIII. PLANNING COMMISSION – JULY 25, 2012

The Sumter City – County Planning Commission at its meeting on Wednesday, July 25, 2012, voted to approve MSP-12-30/HCPD-12-26, 185 W. Wesmark Blvd. (City) subject to:

- Submitted Civil plans titled, “Peyton Property #1 Sumter, SC 29150,” Sheet C1 through C6, dated 7/12/12; prepared by Jones and VanPatten, LLC Civil Engineers and Shaffer Design Group;
- The building elevations landscape plan titled, “Peyton Property #1 Wesmark Blvd Sumter SC,” dated June 2012; prepared by Shaffer Design Group; and
- The following staff recommended contingencies:
 - Final Reading Approval for RZ-12-04, 185 W. Wesmark Blvd. (City).
 - Revision of the landscape plan to add additional landscape screening around the dumpster enclosure;

